Doc. #4698

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF URBAN INVESTMENT AND DEVELOPMENT COMPANY
PARCEL 1
IN THE FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Urban Investment and Development Company has expressed an interest in and has submitted a preliminary proposal for the development of Parcel 1 in the Fenway Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Urban Investment and Development Company be, and hereby is, tentatively designated as Redeveloper of Parcel 1 in the Fenway Urban Renewal Area subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;

(c) Submission within three hundred and sixty-five (365) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) A completed Final Environmental Impact Report indicating that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment; and

(iv) Final Working Drawings and Specifications; and

(v) Proposed development and sale schedule.

2. That disposal of Parcel 1 by negotiation is the appropriate method of making the land available for redevelopment.

3. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

5. That the Secretary be and hereby is authorized to issue a license to the redeveloper, subject to the Authority's usual terms and conditions, so that the developer may conduct such test borings and soils tests as may be required.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0867

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE [1]

A. REDEVELOPER AND LAND

1. a. **Name of Redeveloper:** Urban Investment and Development Co.

   b. **Address and ZIP Code of Redeveloper:** 333 W. Wacker Drive, Chicago, IL 60606

   c. **IRS Number of Redeveloper:** 06-0859259

2. **The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from**

   Boston Redevelopment Authority
   (Name of Local Public Agency)

   in Fenway Urban Renewal Area
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston , **State of** Massachusetts ,
   is described as follows [2]

   Disposition Parcel 1 (Huntington Avenue At Harcourt Street) in the Fenway Urban Renewal Project, Mass. R-115

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Delaware :

   [X] A corporation.

   [ ] A nonprofit or charitable institution or corporation.

   [ ] A partnership known as

   [ ] A business association or a joint venture known as

   [ ] A Federal, State, or local government or instrumentality thereof.

   [ ] Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
   December 16, 1969

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE *(Continued)*

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock[1]. See attached list of officers and directors; sole stockholder is Urban Holdings, Inc., a wholly-owned subsidiary of JMB Realty Corporati

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Neil G. Bluhm Judd D. Malkin 875 No. Michigan Avenue Chicago, IL 60611	Collectively own controlling interest in JMB Realty Corporation.

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION - Not Applicable

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE *(Continued)*

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

   a. Total cost of any residential redevelopment. . . . . $
   b. Cost per dwelling unit of any residential redevelopment. . . . . $
   c. Total cost of any residential rehabilitation . . . . . $
   d. Cost per dwelling unit of any residential rehabilitation . . . . . $

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	$	$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)[1] Michael Hilborn

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: _____

_____
Signature

_____
Title

_____
Address and ZIP Code

Dated: April 16, 1985

Urban Investment and Development Co.

By: _____
Signature

Senior Vice President
Title

333 W. Wacker Dr., Chicago, IL 60606
Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

URBAN INVESTMENT AND DEVELOPMENT CO., a Delaware Corporation

DIRECTORS:

Neil G. Bluhm
G. Ralph Guthrie
Judd D. Malkin
Stuart C. Nathan
John G. Schreiber

OFFICERS:

Chairman of the Board	G. Ralph Guthrie
Vice Chairman	Neil G. Bluhm
President	John G. Schreiber
Executive Vice President	George A. Darrell
Executive Vice President and Treasurer	M. Gordon Keiser
Executive Vice President	Judd D. Malkin
Executive Vice President	Stuart C. Nathan
Executive Vice President	Oscar Reid
Senior Vice President	Robert J. Chapman
Senior Vice President	Matthew S. Dominski
Senior Vice President	Maurice Fisher
Senior Vice President	George Goldman
Senior Vice President, General Counsel and Secretary	Michael G. Hilborn
Senior Vice President	James B. Klutznick
Senior Vice President	Arnold S. Levy
Senior Vice President	A. Lee Sacks
Senior Vice President	Rudolph K. Umscheid
Vice President	Daniel J. Braver
Vice President	Norman Elkin
Vice President	Jeffrey A. Gluskin
Vice President	Robert G. Harness
Vice President	William Holland
Vice President	Frederick H. Holmes
Vice President	S. Matthew Horan
Vice President	Edward J. Karl
Vice President	Stephen Kozerowitz
Vice President	Marvin Lederman
Vice President	Robert W. Lenke
Vice President	Michael S. Levin
Vice President	David S. McCoy
Vice President	Robert W. Powell
Vice President and Assistant Secretary	Jeffrey E. Rochman
Vice President	Nancy E. Weissman

URBAN INVESTMENT AND DEVELOPMENT CO. (continued)

Assistant Treasurer	Brian C. Fargo
Assistant Vice President	Gordon H. Hislop
Assistant Vice President	Edward M. Lawrence
Assistant Vice President	Dennis Maloomian
Assistant Vice President	Michael J. Mettler
Assistant Vice President	Deborah A. Newcomb
Assistant Vice President	Harold E. Nickel
Assistant Vice President	John D. Sandala
Assistant Secretary	Barbara A. Wolf

5A

URBAN
INVESTMENT AND
DEVELOPMENT CO.

December 18, 1985

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

re: Parcel One
Huntington Avenue, Boston
Tentative Designation as Developer

Dear Mr. Coyle:

Urban Investment and Development Co. is seeking Tentative Designation as Developer of Parcel One in order to construct an office building of approximately 300,000 square feet (an F.A.R. of 15), including 60-80 car parking spaces below grade. The proposed structure will be in the range of 250 to 260 feet above grade to the roof line, excluding the penthouse.

Urban's credentials to undertake this project are amply demonstrated by its recent completion of the 3.6 million sq. ft. ($550 million) Copley Place mixed-use project which itself contains 845,000 sq. ft. of office space.

Urban has selected CBT Architects, with Richard Bertman as Principal-In-Charge, to design the office building. The architectural design has just begun and as it progresses, we will be reviewing with the B.R.A. staff members and the community on an-on-going basis.

We look forward to the opportunity to continue working with the B.R.A. and its staff to bring another quality development project to the City of Boston.

Sincerely,

URBAN INVESTMENT AND DEVELOPMENT CO.

R. K. Umscheid
Senior Vice President

DJK/js

cc: J. Dando
W. Whitman
[redacted]
D. J. Krampf

FACT SHEET

PARCEL 1 IN THE FENWAY URBAN RENEWAL AREA

DEVELOPERS: Urban Investment and Development Corporation (UIDC)

ARCHITECT: Childs Bertman Tseckares and Casendino (CBT) of Boston, Massachusetts

SITE DESCRIPTION: Parcel 1 contains approximately 20,000 square feet and is bounded by Huntington Avenue, Harcourt Street, Garrison Street and Public Alley 401. The parcel is currently vacant and used for off-street parking. The site was formerly a construction staging area for Copley Place.

PROPOSAL SUMMARY:

- o 300,000 SF of office space
- o Ground floor retail
- o 60-80 underground parking spaces plus additional spaces at Tent City Garage
- o Height 250' (20 stories)
- o Floor Area Ratio (FAR) 15

The development proposed by UIDC, fronting on Huntington Avenue, is consistent with Copley Place and the adjacent Marriott Hotel. Huntington Avenue is a wide boulevard appropriate for buildings at this scale. There are a number of taller buildings in the area such as the Marriott at 385', the Prudential at 750', the Mini-Prudential at 305', the Christian Science Headquarters at 280' and the Greenhouse and Colonnade at approximately 115'.

Parking will be available at the Tent City Garage for the office tenants of Parcel 1, therefore limiting the traffic in the St. Botolph neighborhood. The project is not in the St. Botolph Historic District but will complete the necessary environmental reviews to limit impacts on the neighborhood.

C8/CC

COMMUNITY REVIEW:	Over the past four weeks, BRA staff and the developer have met with representatives of the St. Botolph Citizens' Committee on three separate occasions. The height has been reduced from 351' (31 stories) to 250' (20 stories). Community review will be encouraged throughout the development, design and environmental review process. Any impacts on the adjoining St. Botolph Historic District will be fully evaluated as part of this design and environmental review process.
ESTIMATED CONSTRUCTION:	Construction is scheduled to begin in the spring of 1986 and be completed by the winter of 1987.
PROJECTED NUMBER OF EMPLOYEES:	Approximately 700 construction jobs and 1200 permanent jobs will be created.

PARCEL 1
PRUDENTIAL
LORD & TAYLOR
HOTEL LENOX
BOSTON
PUBLIC LIBRARY
BLAGDEN
STREET
COPLEY SQUARE HOTEL
WESTERN INTERNATIONAL HOTEL
COPLEY PLACE
EXETER
STREET
RING ROAD
HARRISON
AVENUE
WEST
STREET
HARCOURT
STREET
FOLLEN
STREET
NEWTON
STREET
DURHAM
STREET
HARWICH
STREET
TRURO
STREET
TARMOUTH
STREET
BACK BAY STA

4698

MEMORANDUM DECEMBER 19, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: MITCHELL FISCHMAN, SENIOR PROJECT COORDINATOR, BACK BAY
WILLIAM WHITMAN, ASSISTANT TO THE DIRECTOR

SUBJECT: FENWAY URBAN RENEWAL AREA, MASS. R-115
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL 1 (HUNTINGTON AVENUE AT HARCOURT STREET)

Parcel 1, bounded by Huntington Avenue, Harcourt Street, Garrison Street, and Public Alley 401 (see attached map), contains approximately 20,000 square feet, of which approximately 5,581 square feet is owned by the Authority and 13,342 square feet is owned by the Massachusetts Turnpike Authority but leased to Urban Investment and Development Company (UIDC) the proposed redeveloper, for 99 years as part of the Copley Place development.

Parcel 1 is currently vacant and used for off-street parking. The site was formerly a part of the land used for access roadway from the Massachusetts Turnpike to Copley Square before the completion of Copley Place and as a construction staging area for that development.

The proposed redeveloper, UIDC, has proposed a building with up to 300,000 square feet of office space including ground floor retail uses and 60 underground parking spaces on two levels. The project will provide over $1 million in taxes to the City and 1,250 permanent and 700 construction jobs.

The architectural firm completing preliminary concept plans is Childs, Bertman and Tseckares of the Back Bay. The Authority's staff is currently completing review of the proposed design with additional public review to be undertaken by neighboring community groups and other governmental agencies prior to final designation.

UIDC, a wholly-owned subsidiary of JMB Realty Corp., is the developer of Copley Place, a multi-use commercial and residential project with 3.6 million square feet, which initially opened in February, 1984.

It is, therefore, recommended that the Authority tentatively designate Urban Investment and Development Company as redeveloper of Parcel 1 (Huntington Avenue at Harcourt Street) in the Fenway Urban Renewal Area.

An appropriate resolution is attached.

Attachment

LA1/Z/121185

PARCEL 1
PRUDENTIAL
BLOCK A
BLOCK B
BLOCK C
BLOCK D
EXHIBIT AREA
SKATING RING
SAKS 5th AVENUE STORE
S E TOWER
LORD & TAYLOR
MOTEL LENOX
COPLEY SQUARE MOTEL
BOSTON PUBLIC LIBRARY
WESTERN INTERNATIONAL HOTEL
COPLEY PLACE
BLAGDEN STREET
EXETER STREET
RING ROAD
UP RAMP
DOWN RAMP
GARRISON STREET
HARCOURT STREET
FOLLEN STREET
NEWTON STREET
DURHAM STREET
HARWICH STREET
TRURO STREET
YARMOUTH
BACK BAY STA